

1. A method for managing real property loans in a system for assisting with loan settlements, comprising the steps of:

5 providing transaction information associated with at least one lien, said information including at least a critical date and a lender identification associated with at least one property loan;

 requesting tracking of a release of said at least one lien by said system to
10 determine whether a lien of said identified lender has been at least one of satisfied or released, said system having access to lien records for a plurality of lien record-keeping jurisdictions; and

 requesting a signal from said system in the event a release for said at least one lien
15 is one of due or overdue based on statutory requirements associated with said identified lender.

2. The method of claim 1 including the further step of providing contact information for at least one entity to be notified by said system in the event a release is due for said at
20 least one lien.

3. The method of claim 1 including the further step of storing at least one trigger document in a database, whereby said trigger document is generated upon receipt of said
25 signal.

4. The method of claim 1 wherein said transaction information is related to a plurality of loans for an identified lender, said step of requesting system monitoring is of lien records associated with said plurality of loans for said identified lender, and said at least one entity is said identified lender.
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5. The method of claim 1 wherein said transaction information is related to a plurality of loans within an identified jurisdiction for a plurality of identified lenders, said step of requesting system monitoring is of lien records associated with said plurality of loans in said identified jurisdiction for said plurality of identified lenders.

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6. The method of claim 1 wherein said transaction information is related to a plurality of loans within a plurality of identified jurisdictions for a plurality of identified lenders, said step of requesting system monitoring is of lien records associated with said plurality of loans in said plurality of identified jurisdictions for said plurality of identified lenders.

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7. The method of claim 1 including the further step of prompting said at least one entity for further contact information related to a second entity to be notified.

8. The method of claim 1 including the further step of requesting at least one trigger document associated with untimely notice of release or satisfaction of a lien.

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9. The method of claim 1 including the further step of requesting a status report of at least one lien record.

20 10. A system for assisting with loan settlements, comprising:

a first interface for receiving property-related lien transaction information, said information including at least a critical date and a lender identification associated with at least one property loan, said interface further being capable of receiving a request for tracking a release associated with a lien for said at least one property loan;

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a second interface for displaying lien status information corresponding to said lien, said status information including information as to whether said lien has been at least one of satisfied or released; and

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an alert mechanism for receiving a signal and notifying at least one entity in the event a release for said at least one lien is one of due or overdue based on statutory requirements associated with said identified lender.

5 11. The system of claim 10 further including a database of trigger documents, and wherein at least one trigger document from said database is generated upon receipt of said signal.

10 12. The system of claim 10 wherein said transaction information is related to a plurality of loans for an identified lender, said received request is for the tracking of a plurality of releases associated with a plurality of liens for said identified lender, and said at least one entity is said identified lender.

15 13. The system of claim 10 wherein said transaction information is related to a plurality of loans within an identified jurisdiction for a plurality of identified lenders and said received request is for the tracking of a plurality of releases associated with a plurality of liens in said identified jurisdiction for said plurality of identified lenders.

20 14. The system of claim 10 wherein said transaction information is related to a plurality of loans within a plurality of identified jurisdictions for a plurality of identified lenders and said received request is for the tracking of a plurality of releases associated with a plurality of liens in said plurality of identified jurisdictions for said plurality of identified lenders.

25 15. The system of claim 10 wherein at least one of said interfaces is adapted to prompt said at least one entity for further contact information related to a second entity to be notified.

30 16. The system of claim 10 including a reporting component for generating a status report of at least one lien record.

20. In a system for monitoring lien releases, said system including a database of electronic documents associated with at least one lien status, and means for identifying a lien status based on note information and lien transaction information, a method for managing said lien releases, comprising the steps of:

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providing identification information associated with at least one lien;

receiving a status report associated with said at least one lien; and

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initiating a response based on said status.

20. The method of claim 19 wherein said report includes an indication that said lien has an unreleased status and said response includes the generation of at least one of said electronic documents.

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21. The method of claim 20 wherein said at least one of said electronic documents is one of: a demand letter, a legal form.

22. A system for managing lien releases, comprising:

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a lien management component for receiving and storing lien identification information;

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an interface for accessing a lien status monitoring system, said lien status monitoring system including a lien searching component having access to lien records for a plurality of lien record-keeping jurisdictions, each of said lien records including a respective lien holder entry;

means for determining a status of at least one lien; and

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means for providing notice to a lien holder associated with said at least one lien.

23. The system of claim 22 wherein said means for determining a status includes requesting a search by said lien searching component.

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